

When recorded return to:  
JD Mt. Vernon, LLC  
55 Woodhaven Place  
Woodway, WA 98020

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112982



201705020039

Skagit County Auditor

\$78.00

5/2/2017 Page

1 of

6 1:56PM

### Statutory Warranty Deed

112982

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert J. Ardissono, Jr. and Bridget A. Ardissono, Trustees of Ardissono Revocable Living Trust dated April 18, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAS Holding, LLC a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 18, Township 34 North, Range 4 East; Ptn. NE - SE (aka Tr. 1, BSP-MV-3-94)

Tax Parcel Number(s): P106653, 8000-000-001-0000

Tract 1 of Binding Site Plan No. MV-3-94, BSP, approved October 21, 1994, and recorded October 21, 1994, under Auditor's File No. 9410210076, in Volume 11 of Short Plats, pages 130, 131 and 132, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East W.M..

TOGETHER WITH those certain easements for ingress, egress and parking as set forth in "Amendment and Clarification of Reciprocal Covenants and Agreements of Record", as recorded November 15, 1994, under Auditor's File No. 9411150041, and as set forth on the face of Binding Site Plan.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5-1-17

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171863  
MAY 02 2017

Ardissono Revocable Living Trust

By: Bridget A. Ardissono  
By: Bridget A. Ardissono, Trustee

Amount Paid \$26,260.00  
Skagit Co. Treasurer  
By: ham Deputy

By: Robert J. Ardissono, Jr.  
By: Robert J. Ardissono, Jr., Trustee

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Briget A. Ardissono and Robert J. Ardissono Jr is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of Ardissono Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 5-1-17

Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1-7-19

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co., a Massachusetts Corporation  
Recorded: March 27, 1946  
Auditor's No.: 390035  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: Access easement only

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington  
Recorded: May 17, 1948  
Auditor's No.: 418216  
Purpose: Highway slopes and sidewalk areas  
Area Affected: A strip of land 7 feet wide, lying and being Westerly of, parallel with, adjacent and adjoining the Westerly right-of-way line of Primary State Highway No. 1, Burlington to Mount Vernon, situated in the South 10 rods of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., EXCEPTING therefrom all that portion of said strip of land that is occupied by buildings as of March 19, 1948, AND EXCEPT rights-of-way for State Highway and drainage ditches. (Affects Access Easement Only)

**C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:**

Recorded: September 16, 1954  
Auditor's No.: 506540

**D.** The right to maintain a sewer line, together with rights of ingress and egress, over and across the North 15 feet of the West 84 feet of the East 709 feet of the South 10 rods of the Northeast ¼ of the Southeast ¼, Section 18, Township 34 North, Range 4 East, W.M., as granted to the City of Mount Vernon, Washington, a Municipal Corporation, by instrument dated March 14, 1958 and recorded June 26, 1958 under Auditor's File No. 567023. (Affects Access Easement Only)

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a Municipal Corporation  
Recorded: June 26, 1958  
Auditor's No. 567024  
Purpose: Sewer line, together with rights of ingress and egress  
Area Affected: The West 30 feet of the East 625 feet, and the North 15 feet of the East 595 feet of the South 10 rods of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M. (Affects Access Easement Only)

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a Municipal Corporation  
Recorded: June 26, 1958  
Auditor's No. 567025  
Purpose: Sewer lines, together with rights of ingress and egress  
Area Affected: The South ½ of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., EXCEPT the South 10 rods thereof, AND EXCEPT State Highway rights-of-way. The location of easement over and across the above described tract of land is more particularly described as follows:

The South 15 feet of the East ½ of the above described tract of land. The West 10 feet of the East ½ of the above described tract of land. The East 20 feet of the West ½ of the above described tract of land. (Affects Access Easement Only)

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Recorded: September 27, 1973  
Auditor's No.: 791457  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: Portion of subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Coast Development Co., Inc., Trustee  
Recorded: May 1, 1973  
Auditor's No. 784369  
Purpose: Ingress, egress, landscaping, signing and utility purposes  
Area Affected: Access Easement Only

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: ABC-Pacific Corporation, a Washington Corporation  
Recorded: May 1, 1986  
Auditor's No.: 8605010054  
Purpose: Parking, utility, access and sign  
Area Affected: Easterly 65 feet of the Southerly 140 feet of Parcel "B-1" of said Short Plat; and Easterly 230 feet of Parcel "B-1"; and the Northeast corner of Parcel "B-2"

The terms of said Easement were amended by an Agreement For Covenant recorded February 28, 1989 under Auditor's File No. 8902280049, between Marlo G. Hollander and Betty Jane Hollander, husband and wife, and Skagit County Title Company, a Washington Corporation, doing business as First American Title Company of Skagit County.

The property subject to reciprocal parking rights was changed to the East 65 feet of the subject property, by deeds recorded April 19, 1989 under Auditor's File No. 8904190056 and August 5, 1994 under Auditor's File No. 9408050054.

J. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Recorded: August 21, 1986  
Auditor's No.: 8608210078  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: North 10 feet of East 10 feet of West 65 feet of the subject property

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Dan Mitzel  
And: City of Mount Vernon  
Dated: November 4, 1986  
Recorded: December 17, 1986  
Auditor's No.: 8612170053  
Regarding: Deferral by the City, requiring improvements in exchange for support on formation of future L.I.D.'s

L. DECLARATION OF RECIPROCAL TRAFFIC PARKING AND UTILITY COVENANT, AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 8, 1988  
Recorded: December 13, 1988  
Auditor's No.: 8812130020

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: April 26, 1988  
Auditor's No. 8804260077  
Purpose: Ingress and egress  
Area Affected: Access Easement Only

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon  
And: Hollander Investments  
Dated: February 22, 1989  
Recorded: March 15, 1989  
Auditor's No.: 8903150052  
Regarding: Off site improvements

O. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon  
And: Hollander Investments  
Dated: March 8, 1989  
Recorded: March 15, 1989  
Auditor's No.: 8903150051  
Regarding: Letter of Credit

P. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: May 17, 1989  
Recorded: June 7, 1989  
Auditor's No.: 8906070006  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: Access Easement Only

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RBB Properties, a Washington General Partnership  
Recorded: April 29, 1991  
Auditor's No. 9104290029  
Purpose: Ingress, egress and utilities  
Area Affected: Portion of subject property (Access Easement only)

R. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: MV-3-94  
Recorded: October 21, 1994  
Auditor's No.: 9410210076

S. AMENDMENT AND CLARIFICATION OF RECIPROCAL COVENANTS AND AGREEMENTS OF RECORD AND THE TERMS AND CONDITIONS THEREOF:

Dated: November 14, 1994  
Recorded: November 15, 1994  
Auditor's No.: 9411150041  
Between: Marlo G. Hollander and Betty J. Hollander, husband and wife and Skagit County Title, a Washington corporation doing business as First American Title of Skagit County

T. RESERVATION CONTAINED IN DEED:

Executed by: Marlo G. and Betty J. Hollander  
Recorded: August 28, 1995  
Auditor's No.: 9508280119  
As Follows: "The Grantor hereby reserves for the benefit of Tracts 2 and 3 of Binding Site Plan No. MV-3-94, BSP, the right to add signage, at the Grantor's expense, upon the pylon sign located in the Northwest area of said Tract One. Said sign is referred in paragraph D, on page four and five of said "Amendment and Clarification of Reciprocal Covenants and Agreements of Record", recorded under Auditor's File No. 9411150041. The right to add signage shall be subject to the proportional payments and reimbursement agreement to regard future maintenance or repair of said sign as set forth in said recorded document referenced above. It is the present intent of the Grantor to add a single 10 foot or two 5 foot high canisters to said sign directly below the prepost canister for tenants of the building located on Tract 2 of said Building Site Plan No. 3-94."

U. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Hollander Investments, its successors and assigns  
And: Skagit Mall 90 Associates, its successors and assigns  
Dated: July 18, 1995  
Recorded: September 15, 1995  
Auditor's No.: 9509150047  
Regarding: Signalization and Extension of Roosevelt Avenue